

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 20, 2024**

**CALL TO ORDER:** Alton Smith, President, called the regular meeting of The Landing on Lake Livingston Community Association, Inc. Board of Directors to order at 8:58 AM.

**PRESENT:** Neal Barclay, Janice Billeck, Bob Eubank, Melinda FitzGerrell, Garry King, Sharon Mills, Joe Rangel, Alton Smith, David Smith

**ABSENT WITH NOTICE:** n/a

**COMMUNITY COMMUNICATIONS:** Kim Smith, Anton and Ernestine Dach, presented a grievance regarding the planned new construction on Lot 4, Block 9 in Section 2A, also known as 1122 Landing Way. Mr. Anton Dach spoke on behalf of both property owners and presented to The Board several concerns of potential conflicts with the current Deed Restrictions. See attached documents for details of the issues presented by Mr. Dach. After discussion by The Board, a motion was made by Bob Eubank to put a hold on the project until The Board can discuss the grievance with the Architectural Control Committee (ACC). Melinda FitzGerrell seconded the motion. The motion passed with Alton Smith abstaining and all others voting Aye. Melinda FitzGerrell will send a communication to the ACC liaison to pass on to the ACC.

Janice Billeck presented that April Ross is interested in setting up youth involvement activities at the clubhouse; for example, game night or dance night. Janice will get more information if April decides to pursue it.

**MINUTES OF THE PREVIOUS BOARD MEETING:** Bob Eubank made a motion to accept the minutes for December 9, 2023, as presented. Sharon Mills seconded the motion. The motion passed with Janice Billeck abstaining and all others voting Aye.

**TREASURER'S REPORT AND FINANCE COMMITTEE:** The Treasurer's Reports were submitted and reviewed for December 2023. Janice Billeck reported that she has spoken to the attorney in charge of Trinity County tax foreclosures about properties in The Landing that are behind on their POA dues and taxes. Sharon Mills made a motion to send a list of properties that are behind on their POA dues by \$1000 or more to the tax attorney. Bob Eubank seconded the motion. The motion passed unanimously. Bob Eubank made a motion to create a list of properties that are behind on their POA dues by \$500 or more. David Smith seconded the motion. The motion passed unanimously. Bob Eubank made a motion to set the 2024 budget based on 2023 baseline plus add 20%. Janice Billeck seconded the motion. The motion passed with Neal Barclay and Garry King voting No, all others voting Aye.

**ROAD COMMITTEE:** David Smith discussed that some road repairs are sinking again so he will request warranty work when he gets bids in the spring for other road work.

**PARKS AND CLUBHOUSE:** Neal Barclay reported that we need to get more rock for another pad for trailer parking. We have received ~10 trailer forms. There are still some dilapidated trailers parked in

